118.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	624,800 / 624,800
					USE VALUE:	624,800 / 624,800
					ASSESSED:	624,800 / 624,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
319		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WACHENHEIM WONG DEBORAH
Owner 2:	WONG LEROY
Owner 3:	
Street 1:	319 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY VERNA &FUCILE JOHN -
Owner 2:	TRUSTEES/FUCILE REALTY TR -
Street 1:	319 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1464 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7443.000	174,500		450,300	624,800
Total Card	0.171	174,500		450,300	624,800
Total Parcel	0.171	174,500		450,300	624,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.78 /Parcel: 426.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76633

GIS Ref

GIS Ref

Insp Date 09/10/18

!9219!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	174,500	0	7,443.	450,300	624,800		Year end	12/23/2021
2021	101	FV	168,200	0	7,443.	450,300	618,500		Year End Roll	12/10/2020
2020	101	FV	168,300	0	7,443.	450,300	618,600	618,600	Year End Roll	12/18/2019
2019	101	FV	153,900	0	7,443.	456,700	610,600	610,600	Year End Roll	1/3/2019
2018	101	FV	154,000	0	7,443.	340,900	494,900	494,900	Year End Roll	12/20/2017
2017	101	FV	154,000	0	7,443.	308,800	462,800	462,800	Year End Roll	1/3/2017
2016	101	FV	154,000	0	7,443.	295,900	449,900	449,900	Year End	1/4/2016
2015	101	FV	153,200	0	7,443.	250,900	404,100	404,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:40:54

LAST REV

Date	Time
10/07/21	17:32:59
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9219

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY VERNA	49981-349		8/22/2007		364,500	No	No		
FUCILE LILLIAN	22441-233		9/29/1992			No	No		A

USER DEFINED

Prior Id # 1:	76633
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2021	1085	Solar Pa	8,876	C				
11/7/2008	1408	New Wind	7,100					
11/9/2007	1039	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Inspected	PH	Patrick H
8/31/2018	MEAS&NOTICE	BS	Barbara S
12/12/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
2/15/2000	Meas/Inspect	270	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7443		Sq. Ft.	Site		0	70.	0.86	5									450,304						450,300	

Total AC/HA:	0.17087	Total SF/SM:	7443	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	450,304	Spl Credit		Total:	450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98802006
Adj $ / SQ:	133.383
Other Features:	66750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	252917
Depreciation:	78404
Depreciated Total:	174513

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

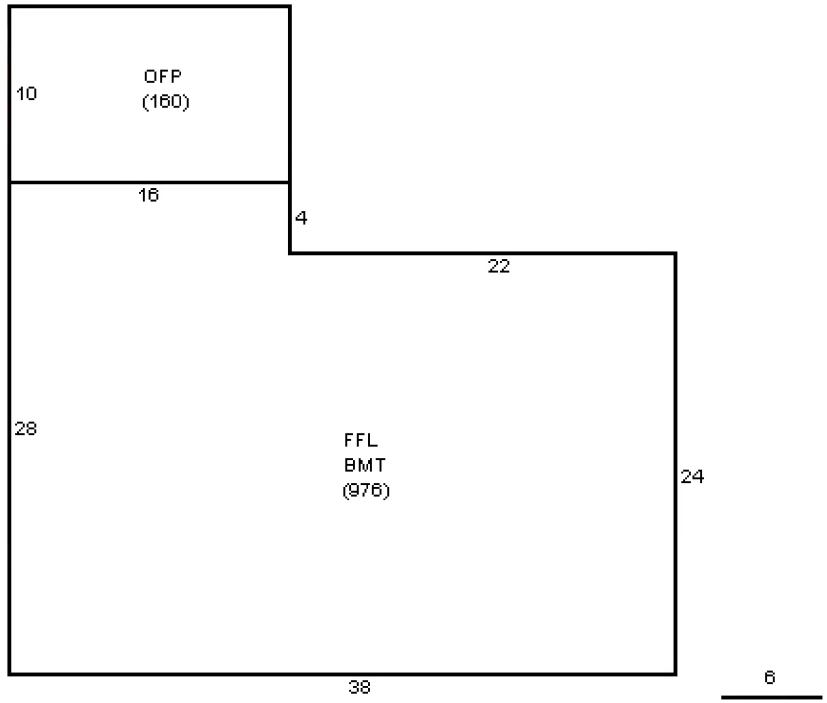
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.38
Special Features:	0	Val/Su Net:	82.62
Final Total:	174500	Val/Su SzAd	178.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	976	53.020	51,747
FFL	First Floor	976	133.380	130,182
OFP	Open Porch	160	26.490	4,239
	Net Sketched Area:	2,112	Total:	186,168
Size Ad	976	Gross Area	2112	FinArea 1464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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